

Staff Report

City of Loma Linda

From the Community Development Department

PLANNING COMMISSION MEETING OF JULY 20, 2011

TO: PLANNING COMMISSION

FROM: KONRAD BOLOWICH, DIRECTOR



SUBJECT: DEVELOPMENT CODE UPDATE PROJECT – REVIEW OF THE FOLLOWING SECTIONS:

ARTICLE II DEVELOPMENT STANDARDS (CONTINUED)

CHAPTER 17.08, GENERAL DEVELOPMENT STANDARDS

CHAPTER 17.10, ACCESSORY BUILDINGS

CHAPTER 17.14, SIGNS

CHAPTER 17.40, SERVICE STATION STANDARDS

ARTICLE III ZONING DISTRICTS AND ALLOWABLE LAND USES

CHAPTER 17.42, RESIDENTIAL ZONES

CHAPTER 17.46, C-M COMMERCIAL MANUFACTURING ZONE

CHAPTER 17.50, OPEN SPACE ZONES

CHAPTER 17.52, FP FLOODPLAIN ZONES

CHAPTER 17.54, INSTITUTIONAL ZONE

CHAPTER 17.56, PD PLANNED DEVELOPMENT OVERLAY ZONE

CHAPTER 17.58, GEOLOGIC HAZARDS OVERLAY ZONE

CHAPTER 17.60, PC PLANNED COMMUNITY DISTRICT

CHAPTER 17.62, MH MANUFACTURED HOUSING OVERLAY ZONE

ARTICLE V ADMINISTRATION

CHAPTER 17.68, GENERAL ADMINISTRATION

SUMMARY

A Development Code contains a city's zoning, subdivision and other land use regulations. Additional building construction requirements and other aspects of development and land use normally can be found in other titles of a Municipal Code. For this Code update project, the draft Development Code regulations, which cover related topics, have been grouped together into articles. There are five Articles. This report presents Chapters 17.08; 17.10, 17.14, 17.40, 17.46, 17.50, 17.52, 17.54, 17.56, 17.58, 17.60, 17.62, 17.68 of Article II, Development Standards and Article III, Zoning Districts and Allowable Land Uses.

RECOMMENDATIONS

Staff recommends that the Planning Commission takes the following actions:

1. Review, comment and discuss the draft of Article II, Chapters 17.08, 17.10, 17.14, 17.40, 17.42, 17.46, 17.50, 17.52, 17.54, 17.56, 17.58, 17.60, 17.62, 17.68.
2. Provide staff with direction regarding any revisions or changes.

ARTICLE II, DEVELOPMENT STANDARDS

Chapter 17.08, General Development Standards

Chapter 17.08 ensures that new or modified land uses and development produce a stable and desirable environment, and protects the use and enjoyment of neighboring properties, consistent with the General Plan.

Chapter 17.10, Accessory Buildings

The purpose of Chapter 17.10 is to address private garages, accessory building, easy-ups, and temporary structures.

Chapter 17.14, Signs

The intent of this section is to promote commerce, traffic safety, and community identity while improving the quality of the visual environment. These objectives may be best achieved by implementing the following objective from the General Plan Community Design Element:

Chapter 17.40, Service Station Standards

The purpose of Chapter 17.40 is to address the requirements for service stations.

ARTICLE III, ZONING DISTRICTS AND ALLOWABLE LAND USES

Chapter 17.42, Residential Zones

The purpose of this chapter is to identify on the zoning map those areas designated for a low-density concentration of detached homes on independent lots and to ensure a high level of living enjoyment and suitable environment for family life through appropriate development standards; provide for the safety, health, convenience, and general welfare of the residents; and to implement the General Plan.

Chapter 17.46, Commercial Manufacturing Zone

The commercial manufacturing zone is intended for establishments engaged in servicing equipment, materials, and products, but which do not necessarily require the manufacturing or processing of articles or merchandise for distribution and retail sales, except as noted.

Chapter 17.50, Open Space Zones

The purpose of Chapter 17.50 is to protect and preserve open space for the preservation of natural resources, for the preservation and managed production of resources, for outdoor recreation and education, and for public health and safety.

Chapter 17.52, Floodplain Zones

Chapter 17.52 applies to those areas of the City which under present conditions are subject to periodic flooding and accompanying hazards, in the interest of promoting the health, safety, morals, and general welfare of the people of Loma Linda.

Chapter 17.54, Institutional Zone

Chapter 17.54 addresses the wide range of major public and quasi-public institutional and auxiliary uses.

Chapter 17.56, Planned Development Overlay Zone

The purpose of Chapter 17.56 is to provide provision with respect to properties classified in a residential zone.

Chapter 17.58, Geologic Hazards Overlay Zone

The purpose of Chapter 17.58 is to safeguard life and personal property from the threat of loss due to seismic shaking and resultant ruptures or ground failure, landslides, and other potential geologic hazards.

Chapter 17.60, Planned Community District

The purpose of this chapter is to provide for flexibility in development, creative and imaginative design, and the development of parcels of land as coordinated projects involving a mixture of residential densities and housing types, community facilities, both public and private, and commercial areas.

Chapter 17.62, Manufactured Housing Overlay Zone

The purpose of Chapter 17.62 is to provide a mechanism whereby lots zoned for single-family dwellings may be determined to be compatible for mobile homes and/or manufactured housing and by which such lots may be designated for such mobile homes.

ARTICLE V, ADMINISTRATION

Chapter 17.68, General Administration

The purpose of Chapter 17.68 is to provide the efficient and uniform processing of zoning devices.

CONCLUSION

The Development Code must be amended to be consistent with the new General Plan (July 25, 2009). In addition, the Development Code implements the policies of the City's General Plan by classifying and regulating the development and uses of land and structures within the city. All of the chapters in Article II presented in this report are consistent with the General Plan.

ATTACHMENTS

Chapters 17.14, 17.42

**Chapters 17.08; 17.10, 17.40, 17.46, 17.50, 17.52, 17.54, 17.56, 17.58, 17.60, 17.62, 17.68
(Previously distributed)**

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